

IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

Arboricultural Impact Assessment

Site;

*Proposed Residential Development,
Land at Clitheroe Road, Whalley.*

Client:

Maybern Planning & Development.

Tree Survey and Methodology

A full tree survey of the site was undertaken on the 20th January 2025 all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

A detailed topographical survey was provided, which has been amended to show all relevant details including locations and tree numbering sequences.

The survey was undertaken from ground level. No excavations were carried out or soil or root samples taken. If a more detailed assessment / inspection of a particular item was deemed necessary, it is noted in the survey schedule. No aerial inspections or invasive probings or drillings have been undertaken.

Retention values were evaluated following guidance within Table 1 of BS5837 – ‘Cascade Chart for Tree Quality Assessment.’ This specifies four main categories.

1. *CAT A – Trees of high quality with an estimated remaining life expectancy of at least 40 years whereby they could make a substantial long-term contribution to the area.*
2. *CAT B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years that are still of sufficient quality to make a substantial contribution to the area.*
3. *CAT C – Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. All items within this category could be retained but would not be expected to impose a significant constraint on development.*
4. *CAT U – Trees in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. They may however have existing or potential conservation value, which it might be desirable to preserve.*

Preliminary management recommendations have been indicated. Proposals will however be discussed further in the following sections where considered appropriate and necessary to promote tree health and viability and maintain an acceptable level of safety in respect of existing site conditions and the knowledge that some construction is proposed.

It should be noted that the BS5837 is the only nationally recognised document which provides guidance and recommendations on the relationship between trees and design, demolition and construction processes. It expects that appropriately qualified and experienced persons will be entrusted with the execution of its provisions.

The British Standard does not provide specific distances for any trees in relation to structures (other than for new plantings and potential damage from incremental growth) and whilst it may recommend that no construction should occur within the expected root protection areas of retained trees (the default position), the Standards provide detailed guidance on how construction could occur if all appropriate factors and methodologies can be addressed.

They clearly expect that an informed, qualified and experienced person applies due consideration to all issues to achieve a satisfactory design appropriate for any particular site and the identified constraints.

General Description of Site and Surroundings

The site and surroundings have been described in detail within other submissions.

It comprises of a gross area of 3.42 hectares.

In respect of arboricultural issues, trees / hedges exist to the Clitheroe Road frontage and a relatively continuous tree / scrub belt extends towards the norther boundary running from west to east.

An avenue of Limes exists outwith the site running alongside a private access road to the south and other trees exist either immediately outwith the site or within along the south eastern / eastern boundaries.

Two further small groups and two individual trees exist within the body of the site.

The land is reasonably level with, at the time of the site inspection, the northern area appearing somewhat wetter as indicated by surface vegetation and standing water.

No specific pruning or other maintenance appears to have been undertaken to any of the trees identified in recent time including the offsite trees to the north on the embankment to the highway.

The site is currently accessed from Clitheroe Road in several locations.

Any inspection of the site and consideration of the submitted tree survey will indicate that the majority of the trees are in the mature / over mature age category with no replanting having been implemented in recent times.

Soils within the area and / or the site have not been analysed however, the successful establishment of trees within the area indicate soils are probably within the neutral to acid range and not unreasonably waterlogged. The size and growth rates of the general tree population also suggest that soils are reasonably fertile and the local microclimates relatively mild and / or sheltered.

Description of Proposed Development.

Again, all such issues have been fully addressed in associated submissions.

The proposals and relevant tree information are indicated on the attached Tree Protection Plan based on the MCK associates Ltd Proposed Site Layout – Clitheroe Road, Whalley. Dwg. NO. 0001 Rev. E.

Designation Relating to Trees

It is understood that the site and any trees within it or along its boundaries are not within the Local Conservation Area and no trees are included within local Tree Preservation Orders.

Regardless, it is always recommended that the Council is contacted before any tree works are undertaken and if necessary a Tree Works Application submitted or works otherwise agreed.

The potential effect of construction on trees whether statutorily protected or not is however a material consideration that is taken into account in dealing with planning applications.

Even should items be afforded statutory protection, such orders impose no duty on the owners of the trees affected to carry out pruning or other maintenance, either to any particular standard or at all.

This must be a matter for the owners' discretion, subject to the duties laid upon him or her by the common law. If a local authority wishes to encourage such works to be carried out, it must do so by permission, through the offer of grants or possibly by the imposition of conditions on consents.

Current Situation

Of the trees identified both within and outwith the site, whilst some items may have potential and could be considered suitable for retention, various Ash identified appear to be infected with Ash dieback (*Hymenoscyphus fraxineus*) and may therefore be recommended for removal under any normal management exercise.

Other items have major decay or obvious decline and again would be considered for removal in any management plans.

However at this time, due to the current location of many of the trees their possible decline is not considered to be of major concern and retention at present can be accepted and their condition monitored.

As stated previously, no management appears to have been implemented in recent times.

The presence of any trees in boundary locations and their owner's obligation to third parties may generate additional management requirements.

The location of the trees and their spacings has created a spacious environment with good sunlight availability to the meadow.

Implications of Development

1. Direct Loss of Trees.

To physically construct the proposed development the following items will require removal:

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	T11, T23, T24, Small section G1	3 trees and 1 small section of group.
Cat – C Low Quality	T28	1 tree
Cat – U Poor Quality	T22, T25, T26, T27	4 trees

There will therefore possibly be a minor impact upon the visual amenities currently afforded to the local environment when viewed from public areas outside the site.

2. Indirect Loss of Trees

There will be no indirect losses of trees or hedges due to the proposed development.

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	None	0
Cat – U Poor Quality	None	0

There will therefore be no impacts upon the visual amenities currently afforded to the local environment when viewed from public areas outside the site.

3. Management of Trees - Arboricultural Recommendations.

Various works have been recommended for management of trees including felling.

However the scheme has been designed to maximise tree retention wherever possible and it may be that poor quality / dead trees could possibly be retained in an appropriate form for habitat / biodiversity.

All such actions will require the input of both the Ecologist and the Arboriculturalist once a scheme has been approved at which time a revised Tree / Ecological Management Plan can be prepared and agreed with all parties.

Should works be agreed a Tree Works Application may be required to be prepared and submitted independently of the full Planning Application.

When indicated, removal of trees for arboricultural purposes is to fell poor quality material of limited potential and promote quality of retained stock. Replanting is usually recommended unless existing stock would effectively prevent establishment. Such proposals are considered as positive pro-active recommendations but, if for whatever reason retention is sought by other parties, consideration would always be given to alternative options.

Recommendations may also be made within the Tree Survey or similar for basic remedial pruning to improve form and balance, remove dead wood and general promote health and viability. Such works are recommended regardless of development proposals but may be incorporated within the management of the site should development proceed.

Any proposed works may require the submission of a Tree Works Application.

Indirect Impacts on Trees for Construction.

In respect of the proposed construction, it is reasonable to consider that there are potential impacts on all retained trees;

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	T1, T2, T3, T4, T5, T7, T8, T12, T13, T18, T32, T33, T40, T41, T45, T46, T47, T48, T49, T50, T51, T52, T53, T54, Majority G1, G2, A2	24 trees, 2 groups and 1 Area.
Cat – C Low Quality	T9, T14, T15, T17, T29, T30, T35, T36, T42, T43, T44, A1.	11 trees and 1 Area.
Cat – U Poor Quality	T6, T10, T16, T19, T20, T21, T31, T34, T37, T38, T39	11 trees.

Any potential impacts can however be readily mitigated by utilising appropriate methodologies, construction materials and accepted techniques all of which can be readily conditioned and enforced by the Local Authority and implemented by the developer.

Discussion.

Any submitted Statement to identify the methodologies for the construction would be expected to follow guidance within BS5837:2012 Trees in relation to design, demolition and construction – Recommendations Section 7.4.2. et al.

- A Tree Protection Plan has been prepared, overlaid on the Architect's proposals to indicate the relevant issues / potential conflicts and annotated where appropriate.
- Tree protection fencing will be constructed as indicated on the Tree Protection Plan. The fencing will be to the default standard as recommended in BS5837:2012 Trees in

relation to design, demolition and construction – Recommendations, or to a similar standard should the Client require an alternative site security fencing to boundaries and will be installed prior to any soil stripping or construction operations commencing and will be retained for the entire build process.

- At two points construction may marginally encroach into expected root protection areas. Due to either the condition of the trees or their locations it is not considered that any significant harm would be caused, all other soils contiguous with the root protection area being left undisturbed.
- Any necessary works required within the protected areas will be overseen by the Project Arboriculturalist and if necessary, the protective fencing will be temporarily moved e.g. boundary fencing, footpath links etc.
- Any services will follow existing routes where possible and / or will be run along the proposed roadways outwith the root protection areas of any retained trees.
- Site cabins and welfare units can be readily located within the site. Should space be at a premium, the location of such freestanding units could be permitted within the expected root protection areas of retained trees or areas protected for landscaping. All such considerations are in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations Section 6.2.2.3 Note 2 where it states that:

NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

All such issues will be determined in the full Method Statement that would be submitted in respect of appropriate conditions attached to any approval.

- Agreed storage areas to be formed in appropriate locations outside the tree protection areas for building materials and any associated equipment where any potential contaminants or spillages can be safely and securely contained.
- Upon completion of the build, provision of car parking etc., the protective fencing / ground protection will be removed together with site / welfare cabins to permit the soft landscaping to be extended as necessary.
- Any soft landscaping within root protection areas will be appropriately controlled, no heavy equipment to be utilised and any fence posts or similar will be manually excavated and holes lined with Visqueen or similar before backfilling with concrete to avoid contamination.
- The provision of a Project Arboriculturalist should be included within the Method Statement to ensure all works proceed correctly all in accordance with BS5837 Section 6.3. where it advises that:

Site monitoring

Wherever trees on or adjacent to a site have been identified within the tree protection plan for protective measures, there should be an auditable system of arboricultural site monitoring. This should extend to arboricultural supervision whenever construction and development activity is to take place within or adjacent to any RPA.

NOTE Existing planning regulations include the provision for local authorities to enforce planning requirements. The project arboriculturist appointed by the developer can help monitor site activity, but enforcement is the responsibility of the local authority.

Effectively therefore, any potential harmful impacts can be effectively avoided.

By appropriately considering retained trees and utilising appropriate technology and methodologies any potential tree damage/disturbance can be avoided so as to maintain an attractive visual amenity.

Construction Methodology / Arboricultural Method Statement.

It would be expected that the requirement for an Arboricultural Method Statement be conditioned to any approval for development within the site. Such a document as detailed in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations would be appropriate to the proposals and would be expected to typically address the following issues:

- Protection to all retained trees before any materials or machinery are brought onto the site and before any demolition, development, or stripping of soil commences.
- Removal of any existing structures and hard surfacing.
- Installation of any temporary ground protection should it be considered necessary.
- Installation of new hard surfacing.
- Specialist foundations, installation techniques, floor levels and similar.
- Retaining structures.
- Storage compounds and temporary services.
- Auditable / audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.
- Contact details for all relevant parties.

In respect of the provision of the Method Statement, in accordance with BS5837 Figure 1, once the feasibility and planning/design section is complete and Scheme Design Approvals are obtained from Clients and Regulatory bodies, the detailed/technical design stage should be implemented.

In arboricultural terms this will basically involve the preparation and submission of a detailed and comprehensive document to discharge the relevant conditions.

A draft Arboricultural Method Statement has been appended for illustrative purposes.

The provision of such a Method Statement will ensure that there are neutral / negligible impacts on the retained treescape.

Proximity of Trees to Structures.

The development has been designed to adhere to guidance within the nationally recognised document BS5837:2012 in that all units will be constructed outside the expected root protection areas of retained trees. If considered necessary for whatever reason, appropriate foundation systems can be installed to avoid root damage / severance.

Shadow patterns as prescribed by BS5837:2012 Trees in relation to design, demolition and construction - Recommendations have been plotted on the submitted drawings. These indicate that due to the orientation of the trees, good sunlight penetration will be achieved by the majority of main elevations and garden environments throughout periods of the day.

In respect of seasonal nuisances: leaf fall, fruit, honeydew or similar, where conflicts may be considered to arise these can be addressed in the detail design stage and the use of non-slip paving, provisions of leaf guards or grills on gutters and gullies, provision of access and means of maintenance or similar can all be incorporated. All such issues are fully in accordance with the guidelines and advice contained within BS5837 Section 5.3.

In respect of proximity of trees to the proposals, it is possible that at some time in the future incremental growths may cause foliage to come into close proximity of certain features. Such issues are not uncommon and can readily occur in any urban environment containing trees. Cyclical pruning could however be readily implemented and if such actions incorporated directional pruning techniques, repeated operations could be minimised thereby maintaining an acceptable juxtaposition.

Cyclical pruning is a perfectly acceptable techniques and is frequently implemented by both private individuals and local authorities to maintain clearances between trees and structure, busses / vehicles, overhead lines and similar.

Should the trees be, or become protected, notification to and consent from the LPA would be required prior to any tree works being implemented all of which, would avoid inappropriate or undesirable operations thereby ensuring the future viability of the trees.

In consideration of the foregoing assessments, it is considered that there will be minimal impacts caused to retained trees by the proximity of structures or vice versa thereby ensuring that there are no impacts upon the visual amenity provided by trees when viewed from public areas outside the site.

Services

The location of services into or out of the site would be expected to follow the proposed access roads.

If alternative routes are required, these will be fully assessed and if necessary any excavations will be undertaken manually or alternative techniques such as drilling or thrust boring utilised all as per guidance in BS5837:2012 or the NJUG publication Volume 4 – Guidelines for the Planning, Installation and Maintenance of utility Apparatus in Proximity to Trees – 2007.

There will therefore be neutral impact caused by the provision of services.

Post Construction

Should development proceed, retained trees will be managed as part of the approved scheme to create acceptable levels of safety and maximise biodiversity. Such actions will also promote tree health and viability and will maximise the potential of the treescape.

By the site becoming more formalised by the creation of a well-managed development, a more detailed management regime will be established than that which currently exists which, will be of overall benefit to the treescape.

It would be expected that all retained and newly planted trees outwith private gardens plus open spaces will be controlled by a Management Company and as such, any operations will be appropriately undertaken or should protection exist, applications will be correctly submitted and works undertaken to the appropriate standards

Some items may be lost in the future as would occur in any urban environment due for example to age, disease, suppression or proposed management but, it would be expected that all such operations would be agreed or consented by the Local Planning Authority and replanting encouraged or conditioned.

It is reasonable to conclude therefore that as a result of the proposed development there would be no appreciable post development pressure to undertake either inappropriate or undesirable tree works to the detriment of the visual amenity currently afforded from public areas outside the site.

It is therefore considered that any post development pressures would have a negligible to moderately beneficial impact.

Landscaping.

Replacement planting would be expected as part of the general landscaping proposals.

It would be expected that appropriate conditions will be attached to any approval. These would normally incorporate both management of the existing vegetation and new planting of trees sympathetic to the environment and to the benefit of the new development.

It would be expected that in accordance with normal conditions a five-year replacement requirement will be included for any items that fail to thrive. All such operations will diversify the landscape, introduce a much needed new age category mix and promote wildlife by the production of flowers and fruits.

The implementation of new / replacement planting will provide a moderate beneficial impact to the environment.

Conclusions

From the foregoing information it can be reasonably concluded that whilst some losses are required to permit development, it is considered that any such losses will have minimal impact upon visual amenity value when viewed from public areas outwith the site.

Various items in proximity of the construction have been identified as being at risk from impacts but, it has been indicated that with appropriate methodologies and site management all such risks can be minimised and an acceptable juxtaposition achieved.

All operations can be appropriately controlled by the implementation of a detailed Arboricultural Method Statement conditioned to an approval.

The design and layout of the development has considered all arboricultural issues and will permit the construction to proceed without major conflict with retained trees and hedgerows. The juxtaposition of structures to trees will also ensure there is good sunlight availability, the need for regular pruning regimes can be avoided, acceptably spacious and attractive garden environments can be formed and seasonal nuisances minimised.

All services can be connected and / or installed so as to avoid impacts upon retained trees or where necessary, installed using accepted, tried and tested techniques that avoid damage or disturbance to rooting environments.

It would be expected that a landscape condition will be attached to any approval that would indicate both management of existing features and the introduction of new material, the implementation of which will improve diversity, age category mixes and visual amenity.

Post construction impacts have been considered which indicate that by creating a more formal environment with greater levels of activity and usage the treescape will be positively managed resulting in improved health and viability to the overall treescape.

It is reasonable to conclude therefore that in respect of arboricultural issues should the proposed development proceed there is likely to be a moderately beneficial impact to the future viability of the existing treescape.

Iain Tavendale F.Arbor.A
May 2025.



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

Site;

Proposed Residential Development,

Land at Clitheroe Road, Whalley.

METHOD STATEMENT

METHOD STATEMENT FOR PROTECTION OF TREES DURING CONSTRUCTION.

ABOUT THE METHOD STATEMENT

This method statement has been prepared to ensure that the trees indicated for retention are properly protected throughout the development and continue to represent a visual amenity in the future. It is intended to instruct the contractors on methods which will avoid damage to the trees.

The method statement recommends all construction within influencing distance of trees is to BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. Any pruning works must be to BS3998:2010 Tree Work - Recommendations and be undertaken by an approved arboricultural contractor. Any development affecting trees should be supervised by an approved arboricultural consultant – the Project Arboriculturalist.

Note: In accordance with Annex B - Trees & the planning system Table B1 (BS5837) This Method Statement is provided as additional information to the Local Authority and identifies further details that the Authority might reasonably seek in a Planning Application when any construction is proposed within (or close to) the root protection areas of retained trees. **The Standards advise that a detailed Arboricultural Method Statement would be expected as part of the Reserved Matters / Planning Conditions.**

GUIDELINES FOR FILLING IN THE METHOD STATEMENT

The method statement identifies: the order in which works are undertaken and the roles of various people involved; the contacts and others responsible for protection of trees; relevant plans and approvals; detailed methods of tree protection and details for monitoring site supervision.

The following information is therefore submitted with this Statement or has been submitted as part of the application bundle:

- Proposed Site layout drawings.
- Tree Survey + associated plans including shadow patterns.
- Tree Protection Plan overlaid proposed Site Layout.
- Indicative sign to be attached to scaffolding.
- Sheet for monitoring site supervision.

This method statement has been prepared in respect of planning conditions that may be attached to an approved scheme. Failure to adhere to the agreed methods for development may therefore result in a Breach of Condition Notice being served.

METHOD STATEMENT

The people listed below are those with a responsibility for tree protection on the site and from the Local Authority. The relevant people should be contacted in the event of a problem.

SITE NAME	Clitheroe Road, Whalley.
PROPOSED PROJECT ARBORICULTURALIST	Iain Tavendale F.Arbor.A.
CONTRACTOR	TBC
ADDRESS	TBC

TELEPHONE NUMBER	TBC
APPLICATION NUMBER	TBC
PLANNING CONDITION NUMBER	TBC

AGREEMENT TO PROTECT TREES

The Contractor has agreed to undertake tree protection to the standard advised in the method statement.

PROTECTED AREA

The trees are protected by access being provided by scaffolding bridge and walkway as identified in the attached notes. To avoid damage, **the following points MUST apply within the garden area of the site**

1. No material should be stored.
2. No cement, diesel or oil should be stored.
3. No ropes, cables, services or notice boards should be fixed to existing trees.
4. No levels should be changed.
5. No fires should be started with 5m of the protected area.
6. No services should be laid without prior approval and proper supervision.

METHOD STATEMENT

ORDER OF WORKS

	WORKS TO BE UNDERTAKEN	DATE APPROVED	ACTIONS BY
1	Method statement received and approved by Local Authority. Any amendments required by the Authority to be made and confirmed acceptable.		Contractor, Local Authority Tree Officer.
2	Any approved tree work / pruning / clearance implemented by appropriately trained and insured operatives.		Tree work contractor.
3	Protective fencing to be formed in accordance with Tree Protection Plan. All locations to be measured and accurately plotted.		Contractor.
4	Tree protection approved by Local Authority Tree Officer. Any amendments made and confirmed acceptable.		Local Authority Tree Officer
5	Site (Toolbox) meeting with Project Arboriculturalist to go through Method Statement and ensure that all parties are fully conversant with all procedures and methodologies, clarify any queries and establish contacts.		Contractor, Arb Consultant & Architect.
6	Development commences.		Contractor
7	Fencing monitored as necessary by contractors and any necessary record sheets completed and any repairs / adjustments completed to full specification		Contractor / Arb Consultant
8	Project Arboriculturalist to attend site on a two monthly basis to ensure all conditions are being adhered to. Records made and report provided to LPA within 7 days of site visit.		Project Arboriculturalist.
9	Consultant or Local Authority Tree Officer to be contacted should any problems/complications arise. Work in vicinity of trees to cease until issues are resolved and agreed works confirmed to Local Planning Authority.		Arb Consultant, Contractor
10	If encroachment within any adjacent and unprotected root zones is required for any purpose, access <u>may</u> be permitted subject to as suitable methodology being submitted and approved by the LPA.		Arb Consultant, Contractor
11	Site resurveyed once development approaches completion, any necessary amendments made to tree survey.		Arb Consultant

12	If necessary application submitted to Local Authority for consent for any additional works, and agreement obtained.		Arb Consultant
13	Tree works undertaken.		Arboricultural Contractor.
14	When all construction and associated equipment is cleared from site tree protection fencing to be removed to be removed.		Contractor
15	Soft landscaping to be implemented, contractors to be advised by Project Arboriculturalist as to necessary consideration of root protection areas.		Landscape Contractor. Project Arboriculturalist
16	Any excavations for fencing or similar within root protection areas to be manually undertaken. Any post holes to be lined with Visqueen or similar prior to backfilling with concrete to avoid soil contamination.		Landscape Contractors.
15	Final site inspection.		Contractor, Local Authority Tree Officer, Arb Consultant

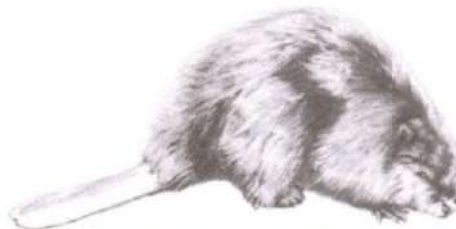
CONTACTS

POSITION	NAME	ADDRESS	TELEPHONE NO.
Developer	TBC		
Site Manager	TBC		
Arboricultural Consultant / Project Arboriculturalist.	Iain Tavendale	High Bank Farm, Earby, Lancs BB18 6LD	07836 246062
Arboricultural Contractor	TBC		
Local Authority Tree Officer	Arboricultural Officer	Ribble Valley BC.	01200 425111

Method Statement Monitoring Form.

Clitheroe Road, Whalley.

[illegible]



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

SURVEY DETAILS FOR TREES ON LAND AT
CLITHEROE ROAD, WHALLEY.

Issued to: Maybern Planning & Development.

20 January 2025

Prepared by:	Iain Tavendale F.Arbor.A High Bank Farm Stoney Bank Road Earby Barnoldswick Lancs BB18 6LD
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Note:

All tree surgery and felling works detailed should be carried out to a standard, the minimum of which is specified in BS3998:2010 Tree Work - Recommendations.

Contractors should be suitably qualified and experienced to an acceptable standard. They should also be aware that if during operations any defects become apparent that would not have been immediately obvious to the Consultant, that such defects should be notified immediately and confirmed in writing within a reasonable period.

All observations and recommendations only relate to the site and the trees as they were at the time of inspection. Should severe climatic or environmental events or changes take place, it may be necessary to reassess the situation so as to ensure an acceptable and continuing level of safety.

The report does not provide a full health and safety inspection of the trees surveyed. It is not a Tree Hazard Assessment that is specific to minimising the risks and liabilities associated with trees.

Should the inspection have taken place during the dormant season, this will have simplified the inspection of the high crowns and canopies. It will not have been possible however to ascertain either leaf size, colour or density which, can be classic indicators of stress or root associated disorders.

The survey has also been prepared in the knowledge that some form of development may occur on the site. As such, some of the recommendations put forward could be considered unnecessary were the site simply left as it presently exists.

Furthermore, should development be approved, it may be necessary to reassess and amend this document upon completion of all construction operations to ensure that trees, properties and people can all safely co-exist.

All tree numbers refer to those indicated on the attached site drawing. Dimensions of any trees off site may have been estimated if access was not possible.

The report unless stated otherwise, is of a preliminary nature in that the trees were not climbed but inspected from ground level, and no soil or timber samples have been taken for analysis.

A copy of the Consultant's General Conditions of Contract are attached. These form the basis upon which all services and information are provided.

KEY:

Tree No. - Tree Number – to be recorded on tree survey plan where necessary.

Species – common and scientific names, where possible.

Height – overall height of the tree in metres

Stem Dia - Stem diameter – in millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base) or immediately above the root flare for multi stemmed trees.

Branch spread – in metres taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).

Height of cc - Height of crown clearance – in metres above adjacent ground level to inform on ground clearance, crown stem ratio and shading). Where considered desirable, first significant branch and direction of growth e.g. 2.4-N

Age class – young (Y), Middle aged (MA), mature (M), over mature (OM) & veteran (V).

Physiological condition – e.g. good (g), fair (f), poor (p) & dead (d).

Structural condition – e.g. collapsing, the presence of decay and any physical defect.

Preliminary management recommendations – including further investigations of suspected defects that require more detailed assessment and potential for wildlife habitat.

ERC - Estimated remaining contribution – in years, <10, 10+, 20+, 40+.

Cat grade - Category grade – U or A to C (see Table 1) to be recorded in plan on the tree survey plan where appropriate.

RPA – Root protection area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations in sq/m's. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.

RP – Remedially prune: remove significant dead wood, basal & epicormic shoots, broken, crossing and rubbing branches etc and undertake light reshaping if necessary to improve form and balance/ abate actual or potential nuisance. Ensure adequate clearances over highway (5.2m) and footpath (2.4m)

- estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered).

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none">Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)Trees that are dead or are showing signs of significant, immediate, and irreversible overall declineTrees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread		H'gt of C.C.	1st Branch @	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
T1	Sycamore	18	500	N E S W	6.2 8.7 7 5.6	10	7.5W	M	F	Off site. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	113.11	6
T2	Norway Maple	18	460	N E S W	6.1 9.3 7.1 3.5	1.5	2N	M	F	Heavily biased to east. Possibly lost leader in distant past. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	95.74	5.52
T3	Horse Chestnut	16	450	N E S W	6.1 6.7 6.9 4.2	1	2N	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	91.62	5.4
T4	Horse Chestnut	18	390	N E S W	3.8 4.5 6.6 7.8	1	3.5W	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	68.82	4.68
T5	Horse Chestnut	19	700	N E S W	6.2 5 5.1 6.9	7	7W	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	221.70	8.4
T6	Horse Chestnut	19	825	N E S W	6.8 7 7.1 7.8	3	7E	M	P	Ivy clad inspection restricted. Extensive historic damage from infection of Bleeding Canker. Major bark loss / decay. Risk situation within falling distance of highway.	Fell	0/10	U	307.95	9.9

T7	Pine	25	700	N E S W	6 6.7 6.4 5.4	10	14E	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	221.70	8.4
T8	Sycamore	13	300	N E S W	4 4.2 4 3.5	5		EM	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	40.72	3.6
T9	Horse Chestnut	19	825	N E S W	7.7 7.8 6.5 9	0	3NE	M	F	Some historic damage from Bleeding Canker to NW of trunk with obvious exudations. Minor basal wound to N.	No action at present. Monitor.	10	C2	307.95	9.9
T10	Horse Chestnut	14	700	N E S W	8 9.5 8.4 3.2	0		OM	P	Major decay throughout - historic infection by Bleeding Canker. Limb failure and obvious cavities. Possible veteran status but in close proximity to highway and risk situation.	Fell	0/10	U	221.70	8.4
T11	Beech	16	365	N E S W	5.1 7 6.2 7.6	2	2.5S	EM	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	60.28	4.38
T12	Oak	21	900	N E S W	5.8 7.5 7.6 9.9	4.5	4.2W	M	F	Dead stump / limb a 2.5m to S. Incipient decay within trunk to rear of stump. Some historic limb failure. Reasonable vitality.	Undertake remedial pruning and monitor.	20	B2	366.48	10.8
T13	Sycamore	17	410	N E S W	8.5 2.5 2 8	6	6W	M	F	heavily biased to highway from mutual suppression. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	Undertake remedial pruning and monitor.	20	B2	76.06	4.92
T14	Horse Chestnut	20	700	N E S W	7.6 5.4 6.6 6.3	0	6E	M	F/P	Extensive wounding to lower trunk from Bleeding Canker infection. Some exudations from wounds. Secondary infections evident. Limited potential.	Remove or retain in accordance with development proposals. If retained undertake remedial pruning + monitor.	10	C2	221.70	8.4

T15	Horse Chestnut	21	750	N E S W	7.7 6.2 4.9 5.8	4.5	5N	M	F	Some historic limb failure. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	10+	C2	254.50	9
T16	Horse Chestnut	21	825	N E S W	5 8.7 7.8 5.7	3	6W	OM	P	Major decay throughout stem. Very low vitality.	Fell	0	U	307.95	9.9
T17	Horse Chestnut	17	590	N E S W	6.1 7.9 5.8 4.5	1.5	4E	OM	P	Very low vitality. Extensive decay in main trunk possibly from effects of Bleeding Canker	Remove or retain in accordance with development proposals. If retained undertake remedial pruning + monitor.	10	C2	157.50	7.08
T18	Horse Chestnut	19	950	N E S W	9.4 7.9 13.8 12.6	1	5W	M	F	Low vitality but reasonable for size and age. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	408.33	11.4
T19	Sycamore	19	500	N E S W	6.1 4.9 3.4 6	8		M	P	Virtually dead. Stem bifurcates at 5m.	Fell	0/10	U	113.11	6
T20	Beech	19	525	N E S W	4.3 6.4 7.5 5.5	2.5	5S	M	P	Very low vitality. Fungal fruiting body of Ganoderma at base. No safe useful life expectancy.	Fell	0/10	U	124.71	6.3
T21	Sycamore	17	375	N E S W	1 4.6 5 2	3	3S	M	P	Virtually dead.	Fell.	0/10	U	63.63	4.5
T22	Sycamore	14	500	N E S W	5.7 7.1 5.4 3	3	3N	M	P	Virtually dead.	Fell.	0/10	U	113.11	6
T23	Sycamore	19	650	N E S W	9.9 6.4 5.3 10	2	2W	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	191.16	7.8

T24	Beech	19	570	N E S W	6.3 5.5 5.1 5.6	1.5	4W	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	147.00	6.84
T25	?	8	575	N E S W	5.5 5.3 2.5 3	1	1.5E	OM	P	Stump. Woodpecker holes present. Hollow.	Discuss with Ecologist.	0	U	149.59	6.9
T26	Sycamore	17	600	N E S W	3 8 7 0	1.5	4.5E	OM	P	Virtually dead.	Fell	0	U	162.88	7.2
T27	Norway Maple	6	600	N E S W	1 5.5 6 0	2	1.5SE	OM	P	Stump, one shoot / small stem remaining.	Fell	0	U	162.88	7.2
T28	Horse Chestnut	19	1200	N E S W	9.6 9.7 13.4 11.8	1		OM	F/P	Stem breaks into multiple attachments at 5m. Stem to east has failed with wounding typical of Bleeding Canker infection extending down from failure point. Other evidence of historic Bleeding Canker on trunk. Long scaffold limbs - typical of species with evidence of torsional cracking and with potential for failure.	Remove or retain in accordance with development proposals. If retained undertake remedial pruning + monitor.	10	C2	651.53	14.4
T29	Alder	16	375	N E S W	6 6 6 6	5	5NE	M	F/P	very low vitality. Obscured within dense sloe vegetation - access not reasonably possible.	Remove or retain in accordance with development proposals. If retained undertake remedial pruning + monitor.	10	C2	63.63	4.5
T30	Horse Chestnut	18	830	N E S W	10.7 7.6 9 10.4	0	6S	M	F	Low vitality but reasonable for size and age. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Large surface rots evident, possibly caused by regular waterlogging of adjacent soils.	No action at present. Monitor.	10+	C2	311.69	9.96

T31	Lombardy Poplar	25	940	N E S W	4.7 6 6.5 3	12		M	F/P	Very low vitality. Dead wood / die back evident. Short life expectancy species due to poor decay resistance and weak timber. Prone to snapping.	Fell	0/10	U	399.78	11.28
T32	Oak	18	810	N E S W	8 12.1 13.6 10.3	1	4N	M	F	Gnarled, decurrent form. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	296.85	9.72
T33	Oak	17	775	N E S W	10 6.6 9.3 7.3	1.5		M	F	Similar to T32, stem bifurcates at 2.5m	No action at present. Monitor.	20	B2	271.75	9.3
T34	Ash			N E S W					D	Dead.	Fell	0	U	0.00	0
T35	Horse Chestnut	24	1275	N E S W	10.3 6 12.7 7.2	1	3N	M	F	Major wound to N side from ground level to 4m. Degraded fungal fruiting body at base. Probably wounding from historic Bleeding Canker infection. Several long scaffold limbs with evidence of torsional cracking.	Remove or retain in accordance with development proposals. If retained undertake remedial pruning + monitor.	10	C2	735.51	15.3
T36	Alder	18	390	N E S W	5.8 4.3 2.7 3	12	10S	M	F	Pole type specimen with minimal canopy. Wound at 1m to SE.	Remove or retain in accordance with development proposals. If retained undertake remedial pruning + monitor.	10	C2	68.82	4.68
T37	Norway Maple	11	340	N E S W	0 2 8.7 2	10	5S	EM	P	Stump. 1 limb to south, top having failed. Fungal fruiting bodies at base.	Fell	0/10	U	52.30	4.08
T38	Horse Chestnut	18	710	N E S W	4 6.6 7.3 4.9	1.5	2S	M	F	Extensive decay up entire northern side of trunk. Crown has failed at height.	Fell	0	U	228.08	8.52

T39	Horse Chestnut	18	850	N E S W	12.4 10.3 8.6 5.5	1.5	5N	M	F	Stem bifurcates at 5.3m with an acute included bark union that has split with major failure foreseeable at any time. Species has weak timber with poor decay resistance.	Fell	0	U	326.89	10.2
T40	Beech	16	425	N E S W	3.9 3.6 7.7 6.1	3	3.5N	M	F	Appears to have lost original leader. New leader developed with bias to south. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	81.72	5.1
T41	Sycamore	18	790	N E S W	9.4 6.6 7.6 6.7	3	3E	M	F	Low vitality but reasonable for size and age. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	282.37	9.48
T42	Lime	14	700	N E S W	7.2 6.2 7.8 3.1	0		EM	F	Multi stemmed group of shoots from old stump with trunk laying to east with living shoot still evident. Numerous acute included bark unions at coppice point - failure potential unless managed / re-cut on regular basis.	Undertake remedial pruning and monitor.	10	C2	221.70	8.4
T43	Sycamore	15	550	N E S W	7.4 10.1 4.2 3.2	6	6N	M	F/P	Twin stems from 4m - central stem has died off / failed leaving stem to NE to gain dominance. Central stem decayed / hollow. Basal wounds with incipient decay + wounds to trunk.	Remove or retain in accordance with development proposals. If retained undertake remedial pruning + monitor.	10	C2	136.87	6.6
T44	Horse Chestnut	17	600	N E S W	7.2 6 7 7.5	1	4NW	M	F	Decay at base with hollow vertical section. Evidence of Bleeding Canker infection, numerous vertical wounds with bark loss. Some wound tissue development but also incipient decay.	Remove or retain in accordance with development proposals. If retained undertake remedial pruning + monitor.	10	C2	162.88	7.2

T45	Sycamore	20	800	N E S W	6.4 8.6 11.2 6.3	2	2.5S	M	F	Biased to S. Mutually suppressed but adjacent item now lost. Minor limb failure. Reduced vitality but reasonable for size and age. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	Undertake remedial pruning and monitor.	20	B2	289.57	9.6
T46	Alder	14	625	N E S W	5.7 6 6.4 5.5	1		M	F	Stem trifurcates at 1.5m. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. On edge of water course. Gas main evident to south.	No action at present. Monitor.	20	B2	176.74	7.5
T47	Alder	16	750	N E S W	9.1 8.3 9 8.8	1.5	3N	M	F	On edge of water course. Gas main evident to north. Extensive basal growths. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	254.50	9
T48	Oak	14	750	N E S W	7.2 7.5 5.3 8.1	2	3W	M	F	Very low vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Off site.	No action at present. Monitor.	20	B2	254.50	9
T49	Sycamore	19	680	N E S W	7.3 5 5 7.2	1.5	4W	M	F	Low vitality but reasonable for size and age. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	209.21	8.16
T50	Sycamore	16	425	N E S W	4.4 8. 2.6 3.8	4	4SE	M	F	As per T50	No action at present. Monitor.	20	B2	81.72	5.1
T51	Sycamore	21	830	N E S W	4.6 10 11.1 9.5	2	4.5S	M	F	As per T50	No action at present. Monitor.	20	B2	311.69	9.96

T52	Silver Birch	14	450	N E S W	5 5 5 5	1		M	F	Stem trifurcates at 0.5m with included bark unions. Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. In area of complex ground levels. Small Hawthorn adjacent.	No action at present. Monitor.	20	B2	91.62	5.4
T53	Ash	14	400	N E S W	6.8 8 7 8	2	3E	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species.	No action at present. Monitor.	20	B2	72.39	4.8
T54	Sycamore	19	650	N E S W	9.1 8.6 7 9	4	4W	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Off site	No action at present. Monitor.	20	B2	191.16	7.8
T55	Lime	12	0.8	N E S W	7.1 8.4 5 4.4	3		OM	P	Was four stems only remnant of 1 remaining. Some epicormic regrowth's. Reasonable vitality. Extensive decay to various stumps. Minimal potential unless pollarded and managed in much reduced form.	Preferable to fell and replant.	0/10	U	0.00	0.0096
G1	Predominantly Sycamore & Hawthorn + Ash & others.	15	300	N E S W	5.5	0		M, E/M	F	Historic hedging with self set "standards" growing within. Some ivy infestation. All off site. Some displacement of boundary P&R fencing being caused. Manageable.	No action at present. Monitor.	20	B2	40.72	3.6
G2	Lime	25	700	N E S W	11	1.5		M	F	All off site. Some dead wood and die back but all very typical of species. Creating avenue effect to neighbouring property.	No action at present. Monitor.	20+	B2	221.70	8.4
A1	Sloe & Hawthorn	8	200	N E S W	6	0		M	F	Dense impenetrable mass of vegetation. Some Hawthorn and what appears to be dead ash - possibly from infection of Ash dieback (Hymenoscyphus fraxineus) that is rife in the area. Sloe very prone to suckering and spreading in uncontrollable manner.	Remove or retain in accordance with development proposals. If retained undertake remedial pruning + monitor.	10	C2	18.10	2.4

A2	Native mix.	16	300	N E S W	6	1.5		EM	F	All off site and on banking to highway. Unmanaged. Canopy spreads over site plus some displacement of P&R boundary fencing. Comparatively large element of Ash to eastern end with extensive Ash dieback (Hymenoscyphus fraxineus) infection.	Advise owners. Undertake remedial pruning to overhanging material to create more formal boundary feature and permit repairs to fencing.	20	B2	40.72	3.6
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IAIN TAVENDALE F.Arbor.A
ARBORICULTURAL CONSULTANT

General Conditions of Contract

1. DEFINITIONS

In these Conditions:

"Consultant" means Iain Tavendale F.Arbor.A.

"Contract" means the contract for the provision of Services.

"Employer" means the person whose request for the provision of the Services is accepted by the Consultant or who accepts a written quotation of the Consultant.

"Site" means the area in which the Services are to be carried out as specified in writing to the Consultant prior to his commencing the provision of the Services.

"Services" means the services of arboricultural consultant to be supplied to the Employer by the Consultant in accordance with these Conditions.

2. BASIS OF THE CONTRACT

The consultant shall provide to the Employer and the Employer shall accept the Services in accordance with any written quotation of the Consultant which is accepted by the Employer or any request to provide services of the Employer which is accepted by the Consultant to appropriate British Standards and within a reasonable time. Time shall not be of the essence of the Contract. These conditions shall govern the Contract to the exclusion of any other terms and conditions and no variation to these Conditions shall be binding unless agreed between the Employer and the Consultant. No variation of the Services will be made without prior agreement in writing between the Employer and the Consultant. (The Consultant's employees or agents are not authorised to make any representations concerning the Services unless confirmed by the Consultant in writing.)

3. THE CONSULTANT SHALL:

- a) be entitled to subcontract assign or transfer any or all of the Contract without informing the Employer. The Consultant shall be responsible for its obligations under the Contract where sub-contracting takes place.
- b) be responsible for making good at his own cost any damage caused as a result solely of his own work.
- c) on completion of the Contract leave the site reasonably clean and tidy from his own work.

4. THE EMPLOYER SHALL:

- a) be responsible for ensuring that the Consultant is notified of all Tree Preservation or Conservation Area Orders, Private Covenants, the need for Felling Licences, or Planning Legislation that is applicable to the Contract.
- b) be responsible for ensuring that the Consultant is notified of all springs, wells, service pipes and cables, sewage or land drains, or any other hazards or obstructions which are not discoverable upon immediate visual inspection of the surface of the site. Any breach of this responsibility shall entitle the Consultant to make a reasonable charge for any additional work caused by such hazards or obstructions.

5. CONTRACT PRICES

The price for the Services shall not include Value Added Tax which the Employer shall be additionally liable to pay to the Consultant. The price which the Employer shall be liable to pay shall be determined by reference to the Consultants hourly charge rate current at the date of completion of the Services. In addition the Employer shall be liable to reimburse the Consultant for such expenses as may reasonably and properly be incurred by him in the performance of the services as Consultant. Written details of the Consultant's hourly charge rate will be provided to the Employer on written request by the Employer.

6. METHOD OF PAYMENT

- a) Subject to any special terms agreed in writing between the Employer and the Consultant the Consultant shall be entitled to invoice the Employer for the price of the Services on or at any time after the Services have been completed.
- b) The Employer undertakes to pay the Consultant within 28 days of the date of the Consultant's invoice. The time of payment of the price shall be of the essence of the Contract.
- c) Failure by the Employer to make payment on the due date, will entitle the Consultant to interest on the amount unpaid at 3% per annum above the base rate of Barclays Bank plc from time to time until payment in full is made and will further enable the Consultant to cancel the contract or suspend any further provision of Services to the Employer.
- d) If the Consultant fails to perform the Services for any reason other than any cause beyond the Consultant's reasonable control or the Employer's fault and the Consultant is accordingly liable to the Employer, the Consultant's liability shall be limited to the excess (if any) of the cost to the Employer (in the cheapest available market) of services to replace those not completed over the price of the Services.

7. DISPUTES

- a) Where disputes arising from the Contract cannot be resolved by the Employer and the Consultant, then an independent single arbitrator agreeable to both parties (or in default of agreement nominated on the application of either party by the Chairman of the Professional Committee of the Arboricultural Association for the time being) shall be employed.
- b) The losing party will pay the resulting costs, unless otherwise decided by the arbitrator.
- c) The Contract shall be governed by the Laws of England.

8. THE SITE

Access

- i) The Consultant will have free and reasonable access within the Site. Any areas that are to be excluded from this should be notified in writing to the Consultant prior to the date on which the Services are commenced.
- ii) The Employer shall ensure that the Consultant has access to private areas outside the site reasonably necessary in order that the Services can be carried out.
- iii) The Employer shall indemnify the Consultant against any liability incurred by the Consultant (of whatsoever nature) due to his having entered on private areas without permission of the owner when the Employer has stated free access has been negotiated.

9. LIABILITY

- a) The Consultant shall not be liable to the Employer or be deemed to be in breach of the Contract by reason of any delay in performing the Services, if the delay or failure was due to any cause beyond the Consultant's reasonable control. Without prejudice to the generality of the foregoing, the following shall be regarded as causes beyond the Consultant's reasonable control:
 - i) Act of God, explosion, flood, tempest, fire or accident;
 - ii) acts, restrictions, regulations, bye-laws, prohibitions or measures of any kind on the part of any governmental, parliamentary or local authority;
 - iii) strikes, lock-outs or other industrial actions or trade disputes.
- b) The Consultant shall not be responsible or liable for any work undertaken as a result of recommendations by the Consultant unless, or until, such work is carried out and both supervised and approved by the Consultant.

10. QUOTATION

- a) Any quotation given by the Consultant to the Employer shall remain open for acceptance for 30 days from the date of such quotation and thereafter lapses automatically.
- b) Acceptance of such quotation involves acceptance of these conditions. It should be noted that any attempted or actual cancellation thereof by the Employer may involve the Employer in a claim for recovery by the Consultant of any loss or expense incurred as a result.
- c) The Consultant is the owner of the copyright existing in any such quotation and it shall not be copied without the prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant inter alia to rescind the Contract and rendering the Employer liable for payment of damages.

11. INSOLVENCY OF EMPLOYER

This clause applies if:

- a) the employer makes any voluntary arrangement with its creditors or becomes subject to an administration order or (being an individual or firm) becomes bankrupt or (being a company) goes into liquidation (otherwise than for the purposes of amalgamation or reconstruction); or
- b) an encumbrancer takes possession, or a receiver is appointed, of any of the property or assets of the Employer; or
- c) the Employer ceases, or threatens to cease, to carry on business; or
- d) the Consultant reasonably apprehends that any of the events mentioned above is about to occur in relation to the Employer and notifies the Employer accordingly.

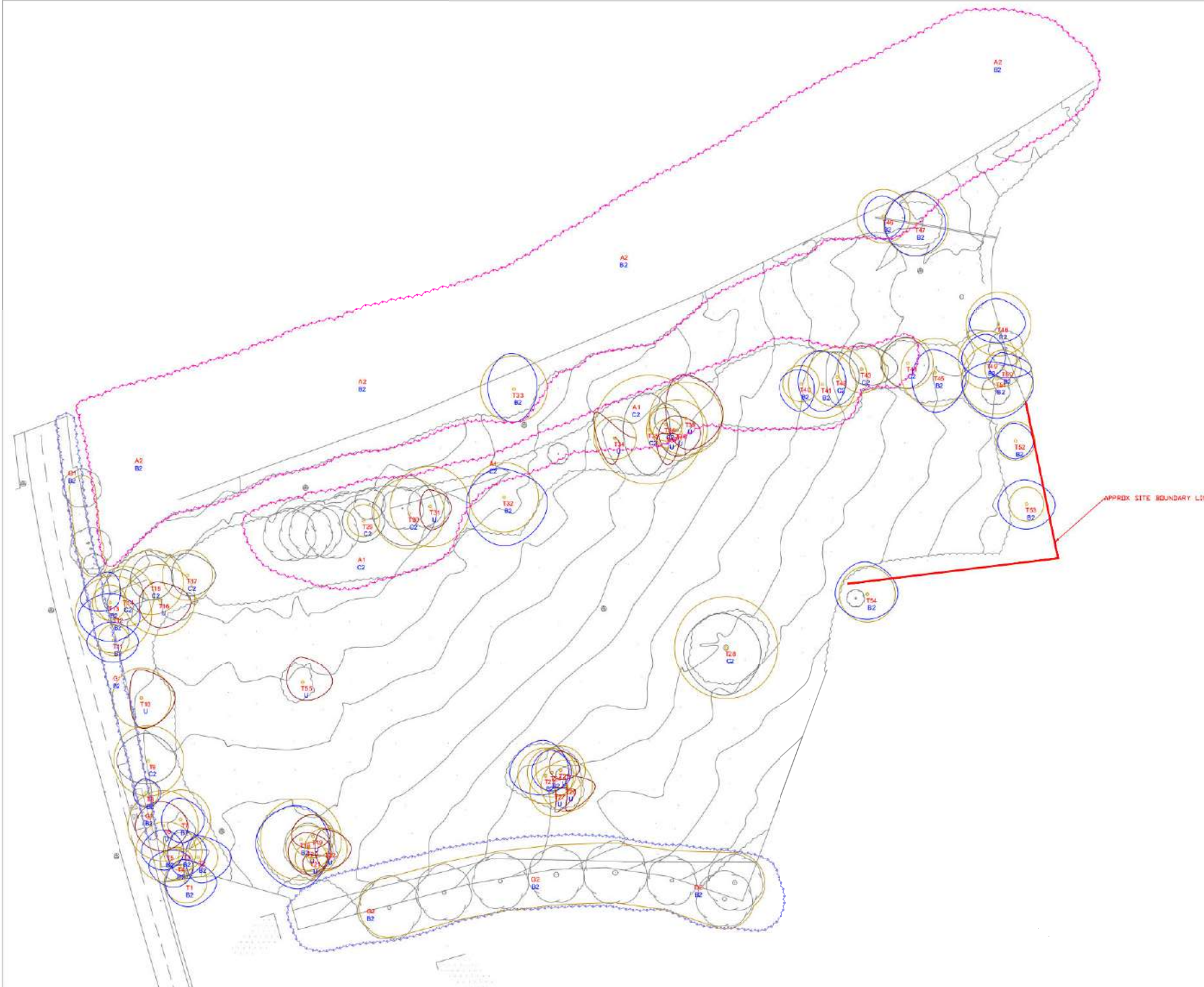
If this clause applies then without prejudice to any other right or remedy available to the Consultant, the Consultant shall be entitled to cancel the Contract or suspend any further provision of Services under the Contract without any liability to the Employer, and if the services have been completed but not paid for the price shall become immediately due and payable notwithstanding any previous agreement or arrangement to the contrary.

12. OWNERSHIP/COPYRIGHT

The Consultant is the owner of the copyright in any report tender documentation and/or recommendations and all associated information submitted to the Employer by the Consultant. The report recommendations tender documentation and all associated information submitted to the Employer shall not be copied without prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant, inter alia, to rescind the Contract and rendering the Employer liable for payment of damages.

13. GENERAL

- a) Any notice required or permitted to be given by either party to the other under these Conditions shall be in writing addressed to that other party at its registered office or principal place of business or such other address as may at the relevant time have been notified pursuant to this provision to the party giving notice.
- b) No waiver by the Consultant of any breach of the Contract by the Employer shall be considered as a waiver of any subsequent breach of the same or any other provision.
- c) If any provision of these conditions is held by any competent authority to be invalid or unenforceable in whole or in part the validity of the other provisions of these Conditions and the remainder of the provision in question shall not be affected thereby.
- d) The headings in these Conditions are for convenience only and shall not affect their interpretation.



General Notes

LEGEND

- AREA
- GROUP
- HEDGE
- WOOD
- TRUNK LOCATION
- TREE SHADE (24 H)
- A1 AREA REFERENCE
- G1 GROUP REFERENCE
- H1 HEDGE REFERENCE
- T1 TREE REFERENCE
- W1 WOOD REFERENCE
- B2 CATEGORY GRADE

TREE CANOPY GRADES:

- CATEGORY A
- CATEGORY B
- CATEGORY C
- CATEGORY U
- ROOT PROTECTION AREA

NO.	Revision/Issue	DATE

IAIN TAYLOR & PARTNERS
LANDSCAPE ARCHITECTS

Project Name and Address

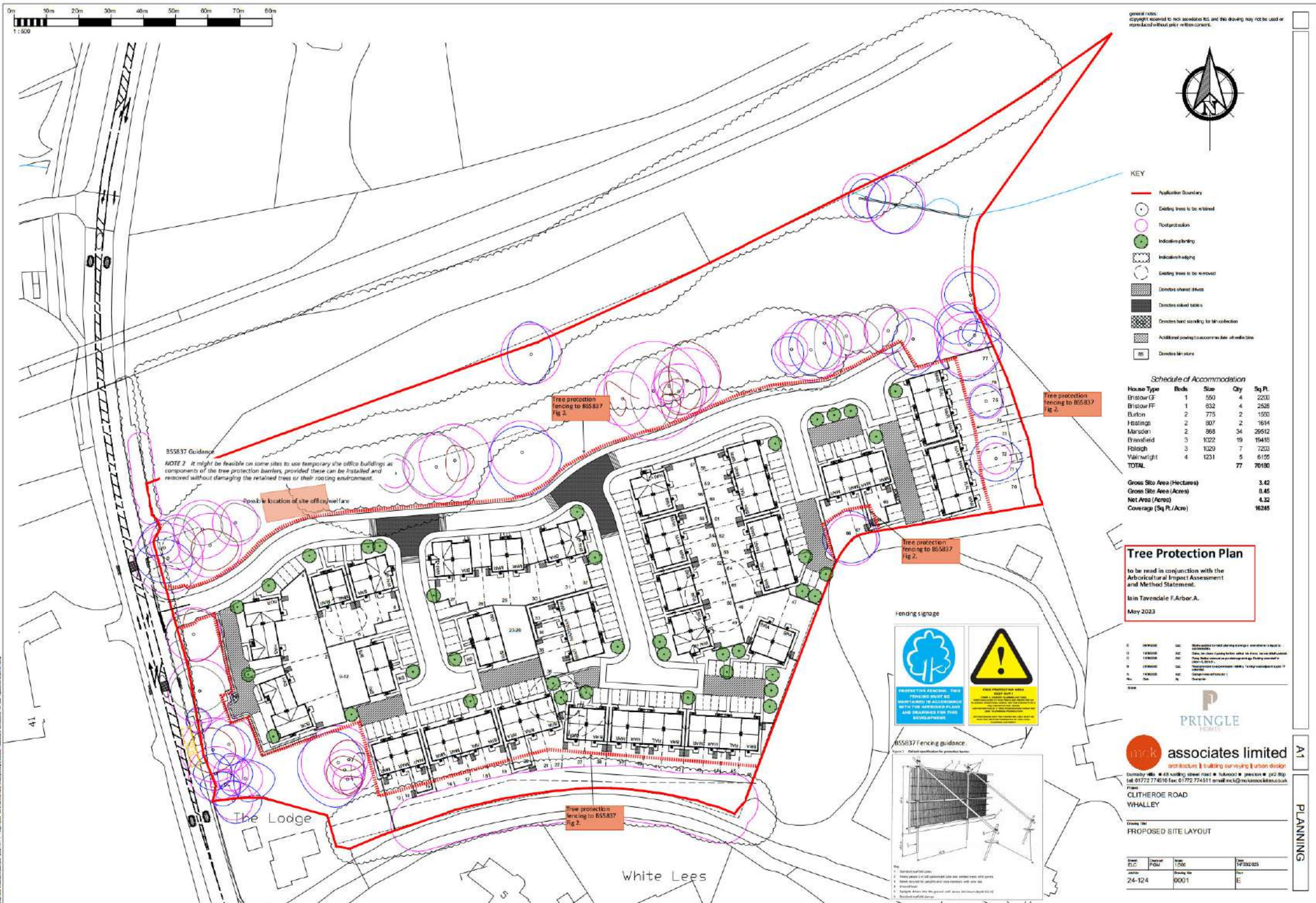
Clitheroe Road,
Whalley

Drawn by
J. Taylor

Checked by
J. Taylor

Date
January 2025

Scale
1:500 @ A1



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KEY

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- | | |
|--|---|
| | Application Boundary |
| | Existing trees to be retained |
| | Root protection |
| | Indicative planting |
| | Indicative hedging |
| | Existing trees to be removed |
| | Concrete shared drives |
| | Concrete raised tables |
| | Concrete hard standing for bin collection |
| | Additional paving to accommodate delivery vehicle turns |
| | Concrete kerbs |

Schedule of Accommodation

House Type	Beds	Size	Qty	Sq Ft.
Bristow GF	1	550	4	2200
Bristow FF	1	632	4	2528
Burton	2	775	2	1550
Hastings	2	807	2	1614
Marsden	2	868	34	29512
Bransfield	3	1022	19	19418
Releigh	3	1029	7	7203
Wainwright	4	1231	5	6155
TOTAL			77	70180

Gross Site Area (Hectares)	3.42
Gross Site Area (Acres)	8.45
Net Area (Acres)	4.32
Coverage (Sq Ft./Acre)	16245

Tree Protection Plan

to be read in conjunction with the Arboricultural Impact Assessment and Method Statement.

Iain Tavendale F.Arbor.A.
May 2023

E	199000	GC	Stake option to match planning strategy if conditions are right to acquire
D	185000	GC	Stake, set share 7 paying for the rest if it can be raised without cash
C	180000	GC	Putty. Better control as per planning strategy. Putting around 10% in debt
B	175000	GC	Prevent control from passing to family. To help independent capital raising
A	170000	GC	Group votes not control
Fin	Stake	Sp	Charities



PROPOSED SITE LAYOUT

Drawn ELC	Checked PGM	Issue 1.500	Date 14/002 025
Job No 24-124		Drawing No 0001	Plant E